073.0	0002	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	938,400 /	938,400
USE VALUE:	938,400 /	938,400
ASSESSED:	938,400 /	938,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PAMELA DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIRRINGHAUS WINFRED/URSULA
Owner 2:	
Owner 3:	
Street 1:	14 PAMELA DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .367 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1952, having primarily Wood Shingle Exterior and 2959 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16005.000	307,900	400	630,100	938,400
Total Card	0.367	307,900	400	630,100	938,400
Total Parcel	0.367	307,900	400	630,100	938,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.13 | /Parcel: 317.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46337
GIS Ref	
GIS Ref	
Insp Date	10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0015.A

!6157!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,900	400	16,005.	630,100	938,400		Year end	12/23/2021
2021	101	FV	307,900	400	16,005.	630,100	938,400		Year End Roll	12/10/2020
2020	101	FV	307,700	400	16,005.	630,100	938,200	938,200	Year End Roll	12/18/2019
2019	101	FV	266,600	500	16,005.	585,100	852,200	852,200	Year End Roll	1/3/2019
2018	101	FV	266,300	500	16,005.	585,100	851,900	851,900	Year End Roll	12/20/2017
2017	101	FV	266,300	500	16,005.	513,100	779,900	779,900	Year End Roll	1/3/2017
2016	101	FV	266,300	500	16,005.	468,100	734,900	734,900	Year End	1/4/2016
2015	101	FV	266,300	500	16,005.	414,100	680,900	680,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:25:01

LAST REV

Date	Time
10/10/19	18:54:58
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6157

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21316-499		7/1/1991		25,000	No	No		Y

USER DEFINED

Prior Id # 1:	46337
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2010	803	New Wind	8,258					REPL 1 WINDOW
2/19/1993	39		1,200					W/B STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
8/26/2018	Inspected	PH	Patrick H
12/10/2008	Meas/Inspect	189	PATRIOT
6/22/2004	External Ins	BR	B Rossignol
10/14/1999	Meas/Inspect	264	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16005		Sq. Ft.	Site		0	70.	0.56	12									630,107						630,100	

Total AC/HA:	0.36742	Total SF/SM:	16005	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	630,107	Spl Credit		Total:	630,100

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.09967875
Const Adj.:	1.01189888
Adj $ / SQ:	89.021
Other Features:	118950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378216
Depreciation:	70348
Depreciated Total:	307867

COMMENTS

OF=XTRA SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

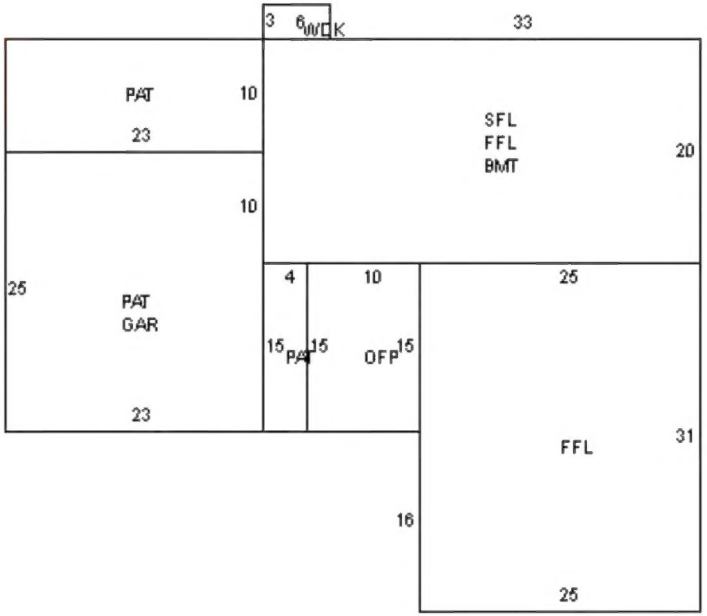
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	89.02
Special Features:	0	Val/Su Net:	65.19
Final Total:	307900	Val/Su SzAd	131.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,555	89.020	138,428
PAT	Patio	865	2.720	2,349
BMT	Basement	780	42.730	33,330
SFL	Second Floor	780	89.020	69,436
GAR	Garage	575	19.580	11,257
OFP	Open Porch	150	27.830	4,174
WDK	Deck	18	16.190	291
	Net Sketched Area:	4,723	Total:	259,265
Size Ad	2335	Gross Area	4723	FinArea 2959

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0002-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	1985	6.00	T	27.2	101			400			400

More: N	Total Yard Items:	400	Total Special Featues:		Total: 400